



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Cynthia Howk DATE: Dec., 1994
133 S. Fitzhugh St.
YOUR ADDRESS: Rochester, NY 14608 TELEPHONE: 546-7029
ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

IDENTIFICATION

1. BUILDING NAME(S): Butts - Carpenter - Lewis House
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: ---
3. STREET LOCATION: 176 Kuhn Road (N.E. corner of Flynn Rd.)
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Stephany S. Barker ADDRESS: (same) Rochester, NY 14612
6. USE: Original: farm/residence Present: residence
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
Interior accessible: Explain private residence

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☒ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
Roof = asphalt shingles. Foundation = pargeted fieldstone.
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐
(if known) b. wood frame with light members ☐
c. masonry load bearing walls ☒
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☐ b. good ☐ c. fair ☒ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____
(see continuation sheet)

12. PHOTO:

13. MAP:

"This house has been shorn of its cornice over the door. It's interesting having this Greek Revival type of door on a house with those eaves. The eaves are quite old; we've discovered some in Pittsford that go back to the 1830s or so. Even though the barn is falling, it has a lot of integrity to it. Nice cut stone sills and so forth on the house. I think this is in the 'green plus' category." P.Malo.

COLOR CODE

Green plus



14. THREATS TO BUILDING: a. none known ☐ b. zoning ☒ c. roads ☐
d. developers ☒ e. deterioration ☐
f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☒ b. carriage house ☐ c. garage ☐
d. privy ☐ e. shed ☒ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: deciduous & coniferous trees/shrubs
j. other: fenced-in paddock
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☒ b. woodland ☐
c. scattered buildings ☒
d. densely built-up ☒ e. commercial ☐
f. industrial ☐ g. residential ☒
h. other: _____
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1852
ARCHITECT: not determined
BUILDER: not determined
20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES: (see continuation sheet)

22. THEME: agricultural: former farm residence & outbuildings.

11c.

Two-story, shed roofed addition (c. 1970s-'80s) with T-111 type wood-paneled siding, concrete block chimney, and contemporary windows at the rear (north).

Contemporary front, wrap-around porch (c. 1980s) with concrete block foundation and wood posts; appears to have replaced an earlier porch here.

Original, multi-paned (probably 6/6) windows have been replaced by single glass pane in each sash.

Original front steps removed from main entrance and replaced by contemporary steps.

Appears that original front entrance porch (by Greek Revival doorway) has been removed.

Barn has a one-story, shed-roofed north addition constructed of brick; it is in disrepair and is partially collapsed.

17. Located in the northwest quadrant of the town, the Butts-Carpenter-Lewis House is located on a 3.6 acre lot on the north side of Kuhn Road, at the northeast corner of Flynn Road. A driveway, historic gabled barn (dating from the 19th century) and gabled shed are located to the west of the house. A fenced pasture for horses is located to the south, east, and north of the barn. North of the rear property line is a c. 1980s housing tract. To the south and east along Kuhn Road are residential buildings (ranch and raised ranch houses) principally from the 1950s-1970s.

18. A two-story, gable-front-and-side-wing, brick farmhouse (c. 1852) with a two-story, shed-roofed contemporary north wing. The front-gabled block is three-bays wide by three-bays deep. The house stands on a fieldstone foundation. Exterior walls are brick (load bearing). Fenestration is regular and symmetrical with 1/1, double-hung windows. The window have brick lintels and stone sills. There is also a stone watertable (stone detailing appears to be limestone). The broadly-pitched roof has a wide overhang. A brick chimney tops the ridgeline of the side wing of the house.

The main entrance is in the center of the front gable. It features a simple Greek Revival wood entablature with wide

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cornice (top) and flat pilasters with simple decorative capitals.

A one-story, contemporary porch is located on the southeast corner of the house. It has a concrete block foundation and wood posts. A secondary entrance leads out onto this porch. This appear to be a replacement for an earlier porch here.

A large, contemporary, two-story rear addition is attached to the north elevation of the house. It is sided with T-111 type wood siding and includes modern windows and a concrete block chimney.

In addition to the historic farmhouse, the property includes two contributing agricultural outbuildings: a small, gable-roofed shed to the west of the house (next to the driveway). Located farther west, near Flynn Rd., is a large, gable-roofed frame barn. This barn is of heavy post-and-beam construction (partially visible on the south facade, where the siding has been removed). The walls of the barn are of vertical wood siding. The foundation is of fieldstone. The upper part of the barn was once used for storage (hay, etc.) and the lower part currently houses several horses. Several sliding wood doors are visible on the south facade. The west end of the barn facade is missing most of its exterior siding and the wood-shingled roof has partially collapsed over this area.

A one-story, shed-roofed brick addition (date unknown) is attached to the north elevation of the barn. This addition is also in deteriorated condition and part of the brick wall has collapsed.

20. The Butts-Carpenter-Lewis House is architecturally significant in the town of Greece as a rare surviving historic brick vernacular farmhouse which also retains its large barn to the west. It is also historically significant for its association with the agricultural heritage of Greece. It is associated with several well-known farm families, the Butts, Carpenters and Lewises.

The ell-plan, gable-roofed house is representative of the typical vernacular farmhouse built in Greece during the mid-19th century. Though the house is vernacular in form, its

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brick construction is notable. The majority of the 19th-century residences built in the town were of wood frame construction. There are few examples of mid-19th century, vernacular brick farmhouses in Greece.

Although the house has a series of c. 1970s-'80s changes and additions, it still retains the basic form, massing, and some of the vernacular detailing of a mid-19th century farmhouse. A more sympathetically-designed north wing and wrap-around front porch would increase the architectural significance of this house.

This house is first shown on the 1852 county map with Daniel Butts as owner. According to Arthur Newcomb (owner of 400 Newcomb Rd.), Daniel Butts married a daughter of Terry Burns, the original settler on the property at 400 Newcomb Road. Mr. & Mrs. Daniel Butts were the builders of this house and barn on Kuhn Rd. Eventually, one of the Butts' daughters married Frank Lowden and moved into the house at 616 Long Pond Road (also in this survey).

The 1872 county map shows an unnamed road (present Kuhn Rd.) with a house on this Lot 42 and the owner listed as "D. Butts." Only six other houses are located along this road at the time.

The 1902 county map shows this house as part of a 54-acre tract of land owned by Louisa Carpenter on the northeast corner of Kuhn and Flynn Roads. The property extended north to the Long Pond marshes. Louisa Carpenter also owned an adjacent 46-acre parcel of land across the street on the southeast corner of Kuhn and Flynn Roads. No outbuildings are indicated on the 1902 map.

The 1924 county map shows this site with a masonry house and a frame barn. It is part of a 50.5-acre parcel on the northeast corner of Kuhn and Flynn Roads owned by Mary B. Lewis. The north property line still extends back to the marshes. The 1930 suburban directory shows Winfred H. and Lillian Lewis at this address. He is listed as a farmer.

By 1959, the county map shows this site reduced to a 6-acre parcel owned by H. and M. Paul. The brick house and large frame barn are also shown. The ell-plan footprint of the barn indicates that there was a front (south) wing attached to the present structure at its southwest corner. Open land

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is shown north of this site, extending to the Northrup Creek and Long Pond marshes. The adjacent land to the east and south, however, has been divided into small building lots labeled the "North Park Est. Subdivision."

The survival of the historic agricultural buildings - the barn and the shed - greatly contribute to the integrity of the setting. The gable-roofed barn, although deteriorated, appears to date from the same era as the house.

Agricultural structures are quickly vanishing from the town's landscape, victims of new development, deterioration, abandonment, or fire. Those agricultural complexes that do remain, are increasingly rare and thus significant historic resources. The farmhouse and its agricultural support buildings are important visual reminders of the town's agricultural heritage.

21. See final report for bibliography; interview with Arthur Newcomb; phone interview with Mr. & Mrs. Harrison Lowden.



